

PEDESTRIAN UNDERPASS, IF CONSTRUCTED, SHALL BE CONSTRUCTED AT THE DEVELOPER'S EXPENSE, AND SHALL BE APPROVED BY THE N.C. DEPARTMENT OF TRANSPORTATION AND SOUTHERN RAILWAY. PEDESTRIAN TRAFFIC CROSSING OLD CONCORD ROAD SHALL BE STUDIED BY THE N.C. DEPARTMENT OF TRANSPORTATION RELATIVE TO ADEQUATE IDENTIFICATION AND SAFETY OF THE CROSSING.

UNDISTURBED BUFFERS ALONG EDGES OF TRACT NOS. 2 & 3 SHALL BE USED FOR ONLY PEDESTRIAN/BICYCLE/ JOGGING PATHS. BUILDING SETBACKS MAY BE USED ONLY FOR SAID TRAILS AND UTILITY STRUCTURES.

WATER AND SEWER UTILITY STRUCTURES MAY BE CONSTRUCTED WHERE NEEDED WITHIN THE PARCEL.

NOTE: ALL WATER AND SEWER FACILITIES WILL BE INSTALLED TO QUALITY STANDARDS EQUAL TO OR EXCEEDING THOSE OF THE CHARLOTTE-MECKLENBURG UTILITY DEPT. AND THE STATE OF NORTH CAROLINA.

PROPOSED R-15 MF (CD) FOR CONDOMINIUMS AND TOWNHOUSES FOR SALE (370 UNITS MAXIMUM)

PROPOSED R-6 MF (CD) 160 MF UNITS MAXIMUM 240 UNITS TOTAL (7.0 DU/AC) POTENTIAL ALTERNATIVES: PATIO HOME (S F), QUADRIPLEXES, TOWNHOMES, RETIREMENT SECURITY DAY CARE CENTER, RENTAL APARTMENTS, CHURCH, SCHOOL, LIBRARY

TRACT NO. 4 PROPOSED R-9(CD) 15 SINGLE FAMILY HOMES (3.33 DU/AC) CHURCH & CHURCH SCHOOL DAY CARE

INTERSECTION OF McLEAN ROAD AND OLD CONCORD ROAD SHALL BE UPGRADED TO PROVIDE FOR: 1. STORAGE FOR NORTHBOUND TRAFFIC ON OLD CONCORD ROAD TURNING RIGHT ONTO McLEAN ROAD. 2. STORAGE FOR SOUTHBOUND TRAFFIC ON OLD CONCORD ROAD TURNING LEFT ONTO McLEAN ROAD. 3. RIGHT TURN AND LEFT TURN LANES FOR TRAFFIC ENTERING OLD CONCORD ROAD FROM McLEAN ROAD.

THE ABOVE IMPROVEMENTS SHALL BE INSTALLED BY THE DEVELOPER PER N.C. DEPARTMENT OF TRANSPORTATION STANDARDS BASED UPON TRAFFIC ENGINEERING STUDIES APPROVED BY SAID DEPARTMENT. IMPROVEMENTS SHALL BE MADE SIMULTANEOUSLY WITH DEVELOPMENT OF ANY LAND FOR DWELLINGS AFTER THE 1100th DWELLING.

- PERFORMANCE STANDARDS**
- TRACT NO. 1 - PROPOSED R-12 (CD) 143.876 Acres**
- Maximum of 325 single family dwellings (2.23 DU/AC)
 - Minimum building setback of 75 feet on Faires Farm Road to Katherine Kiker Road
 - Dedication of 10 acres minimum to Greenway Park
- TRACT NO. 2 - PROPOSED R-15 MF (CD) 41.740 Acres**
- All units to be for sale
 - Maximum of 370 multi-family (8.86 DU/AC) or 120 single family (2.87 DU/AC)
 - Minimum building setback of 75 feet from Faires Farm Road, screened
 - Minimum building setback of 150 feet from northeast property line
 - Minimum undisturbed buffer of 75 feet from northeast property line*
 - Minimum building setback of 175 feet from railroad tracks, screened
 - Minimum undisturbed buffer of 100 feet from railroad tracks*
 - Additional minimum standards if developed multi-family:
 - Maximum height to be three stories
 - Maximum of 12 units in any one building
 - Minimum of ten percent of parking envelope shall be landscaped
- TRACT NO. 3 - PROPOSED R-6 (CD) 34.240 Acres**
- Maximum of 240 total units (7.01 DU/AC)
 - Maximum of 160 multi-family units
 - Minimum street setback from Faires Farm Road shall be 75 feet, screened
 - Minimum building setback of 300 feet from railroad tracks, screened
 - Minimum undisturbed buffer of 300 feet from railroad tracks*
 - Minimum building setback from McLean Road shall be 75 feet, screened
 - Maximum height of all dwelling units to be three stories
 - Minimum of ten percent of any parking lots shall be landscaped
 - McLean Road to be upgraded with curb and gutter and sidewalk prior to issuing building permits. Roadway width to be 40 feet face to face of curb
 - Any multi-family use, including uses for retirement/security purposes of a multi-family nature, will be subject to review and approval by the Planning Commission. This review will evaluate such features as open space, design and landscaping of parking areas, project edge relationships, height of buildings, etc.
- TRACT NO. 4 - PROPOSED R-9 (CD) 4.479 Acres**
- Maximum of 15 single-family residences (3.14 DU/AC)
 - Minimum of 50 foot building setback from Faires Farm Road, screened
 - McLean Road to be improved with curb and gutter and sidewalk and widened to 40 feet face to face of curb
- * Only permitted activity in buffers shall be installation of bike trails and paths to interconnect the Greenway and other portions of the development, as approved by appropriate authorities

DENSITY LEGEND						
PARCEL NUMBER	PROPOSED ZONING	MAX NO OF DU PROPOSED	NET ACRES	GROSS ACRES	NET DENSITY	GROSS DENSITY
TRACT 1	R-12 (CD)	325 SF*	45.877	45.877	2.23 DU AC	2.23 DU AC
TRACT 2	R-15 MF(CD)	370 MF	37.046	41.740	9.99 DU AC	8.86 DU AC
TRACT 3	R-6 MF (CD)	160 MF, 80 SF*	30.973	34.240	7.75 DU AC	7.01 DU AC
TRACT 4	R-9 (CD)	15 SF	4.449	4.779	3.37 DU AC	3.14 DU AC
TOTALS *		450 SF, 500 MF	218.345	226.636	4.35 DU AC	4.19 DU AC

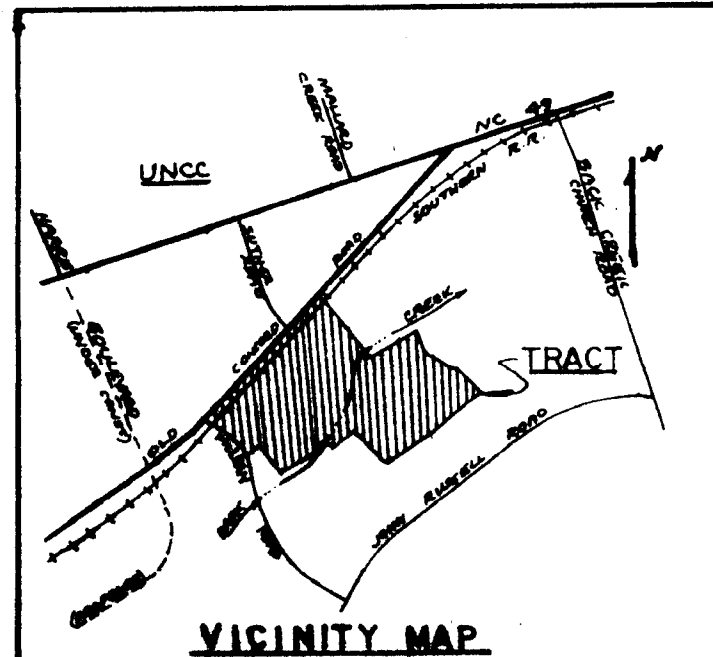
*THE SUM OF THE DWELLING UNITS PROPOSED FOR EACH TRACT EQUALS 420 SINGLE FAMILY AND 530 MULTI-FAMILY. HOWEVER, THE TOTAL NUMBER OF MULTI-FAMILY UNITS BUILT SHALL NOT EXCEED 500 IN ALL TRACTS COMBINED. AND THE NUMBER OF SINGLE FAMILY UNITS MAY BE INCREASED IN TRACTS 1 AND/OR 3 IN SUFFICIENT NUMBER TO OBTAIN A TOTAL OF 450 UNITS THROUGHOUT.

TOTAL ACREAGE=226.636
450 SF, 500 MF, 950 TOTAL (4.19 DU/AC)

ZONED R-12 EXCEPT 1000' ALONG RAILROAD TO CENTER OF POWER LINE/R/W AS SHOWN

SCREENING INDICATED SHALL BE PLANTING AND/OR BERMS IN COMBINATION WITH RETENTION OF EXISTING TREES WHEREVER POSSIBLE.

APPROVED BY COUNTY COMMISSION
DATE 7-25-86
86-36(C)



NO.	DATE	BY	REVISION

THE MATHISEN COMPANY
P.O. BOX 1383, MATTHEWS, N.C.

REZONING MAP
EXISTING R-9 & R-12 to R-9(CD), R-12(CD), R-15 MF(CD), & R-6 MF(CD)

DRAWN BY: PLM
APPROVED BY: NAM
SCALE: 1" = 200'-0"
DATE: 1-27-86 SHEET 1 of 1